

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

July 1, 2014 thru September 30, 2014 Performance Report



Grant Number:

B-08-MN-13-0001

Obligation Date:**Award Date:****Grantee Name:**

Atlanta, GA

Contract End Date:

03/17/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$12,316,082.00

Grant Status:

Active

QPR Contact:

Tarolyn Moore

LOCCS Authorized Amount:

\$12,316,082.00

Estimated PI/RL Funds:

\$2,300,000.00

Total Budget:

\$14,616,082.00

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$14,430,746.46

Total Budget

\$455,476.05

\$14,430,746.46

Total Obligated

\$530,773.91

\$14,421,385.96

Total Funds Drawdown

\$824,866.33

\$13,603,845.07

Program Funds Drawdown

\$549,598.56

\$11,723,287.22

Program Income Drawdown

\$275,267.77

\$1,880,557.85

Program Income Received

\$71,441.16

\$1,880,557.85

Total Funds Expended

\$0.00

\$13,543,558.13



Match Contributed

\$0.00

\$15,679,540.31

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$15,679,540.31
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$1,245,634.70
Limit on State Admin	\$0.00	\$1,245,634.70

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,079,020.50	\$4,068,431.16

Overall Progress Narrative:

Current Reporting Period

During the reporting period, four (4) units have been sold to eligible households.

Program Developments - all reporting Periods

The City has been successful in obligating 100% of the NSP funds awarded and expending 110% of the allocation.

The NSP Developers/Sub-Recipients were able to acquire 274 units (210 rental and 64 for sale), rehabilitated 154 units, demolished 22 blighted units and provide a NSP financing Mechanism to four (4) households towards the purchase of foreclosed property. Forty-five (45) NSP properties were sold and one hundred and eighteen (118) NSP units were rented to income eligible households.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$68,465.85	\$1,331,608.00	\$1,052,572.87
2008-NSP1-ARD, Acquisition/Rehab/Disposition	\$284,126.65	\$8,695,187.39	\$7,117,789.65
2008-NSP1-DEMO, Demolition	\$0.00	\$301,850.00	\$301,850.00
2008-NSP1-FIN, Financing	\$0.00	\$410,000.00	\$390,231.33
2008-NSP1-LBA, Land Banking	\$120,646.24	\$927,436.61	\$830,962.09
2008-NSP1-REDV, Redevelopment	\$76,359.82	\$2,950,000.00	\$2,029,881.28



Activities

Project # / Title: 2008-NSP1-ADMN / Planning/Administration

Grantee Activity Number: 25210409.101.220131844 (ADM)

Activity Title: PLANNING/ADMINISTRATION

Activity Category:

Administration

Project Number:

2008-NSP1-ADMN

Projected Start Date:

03/05/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning/Administration

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA, Office of Housing

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$1,331,608.00

Total Budget

\$100,000.00

\$1,331,608.00

Total Obligated

\$100,000.00

\$1,331,608.00

Total Funds Drawdown

\$68,465.85

\$1,245,634.70

Program Funds Drawdown

\$68,465.85

\$1,052,572.87

Program Income Drawdown

\$0.00

\$193,061.83

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,229,283.56

COA, Office of Housing

\$0.00

\$1,229,283.56

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire , rehabilitate, demolish, and sell of foreclosed and vacant single family homes for at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: 2008-NSP1-ARD / Aquisition/Rehab/Disposition

Grantee Activity Number: 25210408.102.220131844 (RHB) LH25

Activity Title: Resources for Residents and Communities

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Resources for Residents and Communities

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

To Date

N/A

\$350,305.77

Total Budget

\$0.00

\$350,305.77

Total Obligated

\$0.00

\$350,305.77

Total Funds Drawdown

\$4,729.33

\$311,936.78

Program Funds Drawdown

\$4,729.33

\$297,452.69



Program Income Drawdown	\$0.00	\$14,484.09
Program Income Received	\$49,497.08	\$174,589.39
Total Funds Expended	\$0.00	\$312,031.78
Resources for Residents and Communities	\$0.00	\$312,031.78
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and sell or lease purchase foreclosed and vacant single family properties to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

1686 Avon Avenue was originally programmed to be sold to a LH25 homebuyer. This property was moved from LH25 to LMMI. 991 Crew Street will be utilized to replace 1686 Avon Avenue. We are anticipating a start of rehabilitation in the next reporting period following environmental clearance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/4
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/4
# of Singlefamily Units	0	3/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/4	0/0	3/4	100.00
# Owner Households	0	0	0	3/4	0/0	3/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





Grantee Activity Number:	25210408.102.220131844 (RHB) LMMI
Activity Title:	Resources for Residents and Communities

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Resources for Residents and Communities

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2014**

N/A

To Date

\$628,931.00

Total Budget

\$29,236.77

\$628,931.00

Total Obligated

\$29,236.77

\$628,931.00

Total Funds Drawdown

\$29,236.77

\$628,931.00

Program Funds Drawdown

\$29,236.77

\$581,260.78

Program Income Drawdown

\$0.00

\$47,670.22

Program Income Received

\$0.00

\$365,633.58

Total Funds Expended

\$0.00

\$628,931.00

Resources for Residents and Communities

\$0.00

\$628,931.00

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire, rehabilitate, and sell or lease purchase foreclosed and vacant single family properties to households at or below 120% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

One (1) property (1380 Centra Villa Drive) was converted from lease purchase to homeownership during the last reporting period. The home sold to an eligible borrower on September 5, 2104.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/4
# of Singlefamily Units	0	5/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	3/0	5/4	60.00
# Owner Households	0	0	0	0/0	3/0	5/4	60.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.106.220131844 (RHB) LH25

Activity Title: Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Real Estate Alliance Partners

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$179,513.04

Total Budget

\$0.00

\$179,513.04

Total Obligated

\$0.00

\$179,513.04

Total Funds Drawdown

\$0.00

\$179,513.04

Program Funds Drawdown

\$0.00

\$178,718.04

Program Income Drawdown

\$0.00

\$795.00

Program Income Received

\$0.00

\$106,115.63

Total Funds Expended

\$0.00

\$179,513.04

Real Estate Alliance Partners

\$0.00

\$179,513.04

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.106.220131844 (RHB) LMMI

Activity Title: Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Real Estate Alliance Partners

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$1,088,177.86

Total Budget

\$19,110.67

\$1,088,177.86

Total Obligated

\$19,110.67

\$1,088,177.86

Total Funds Drawdown

\$19,110.67

\$1,075,888.19

Program Funds Drawdown

\$19,110.67

\$1,000,248.26

Program Income Drawdown

\$0.00

\$75,639.93

Program Income Received

\$0.00

\$384,495.46

Total Funds Expended

\$0.00

\$1,069,067.19

Real Estate Alliance Partners

\$0.00

\$1,069,067.19

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	4/0	8/10	50.00
# Owner Households	0	0	0	0/0	4/0	8/10	50.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.108.220131844 (RHB) 1058 Oglethorpe LMMI
Activity Title:	1058 Oglethorpe Street (ARHP)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Atlanta Regional Housing Partners

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$472,892.04
Total Budget	\$0.00	\$472,892.04
Total Obligated	\$0.00	\$472,892.04
Total Funds Drawdown	\$0.00	\$472,892.04
Program Funds Drawdown	\$0.00	\$384,191.80
Program Income Drawdown	\$0.00	\$88,700.24
Program Income Received	\$14,524.23	\$22,823.79
Total Funds Expended	\$0.00	\$472,892.05
Atlanta Regional Housing Partners	\$0.00	\$472,892.05
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

This property has been fully leased and have started making payments on their loan.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/12
# of Multifamily Units	0	13/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/0	3/0	13/12	84.62
# Renter Households	0	0	0	8/0	3/0	13/12	84.62

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.108.220131844 (RHB) LMMI
Activity Title:	Atlanta Regional Housing Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Atlanta Regional Housing Partners

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2014**

N/A

To Date

\$209,382.26

Total Budget

\$0.00

\$209,382.26

Total Obligated

\$0.00

\$209,382.26

Total Funds Drawdown

\$0.00

\$209,382.26

Program Funds Drawdown

\$0.00

\$200,057.26

Program Income Drawdown

\$0.00

\$9,325.00

Program Income Received

\$3,528.49

\$55,453.02

Total Funds Expended

\$0.00

\$209,382.26

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire, rehabilitate, and sell or rent foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/4
	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/0	1/0	4/4	100.00
# Owner Households	0	0	0	0/0	1/0	1/3	100.00
# Renter Households	0	0	0	3/0	0/0	3/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.110.220131844 (RHB) 1003 Fair LH25
Activity Title:	1003 Fair Street (Pohl)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Pohl Real Estate

Overall
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2014

N/A

To Date

\$133,766.57

Total Budget

\$5,400.00

\$133,766.57

Total Obligated

\$5,400.00

\$133,766.57

Total Funds Drawdown

\$5,400.00

\$128,366.57

Program Funds Drawdown

\$5,400.00

\$118,717.05

Program Income Drawdown

\$0.00

\$9,649.52

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$128,366.57

Pohl Real Estate

\$0.00

\$128,366.57

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed property for household below 120%AMI. 5 units are designated to be rented to households below 50% AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# ELI Households (0-30% AMI)	0	2/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Multifamily Units	0	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/5	0/0	5/5	100.00
# Renter Households	0	0	0	5/5	0/0	5/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.110.220131844 (RHB) 1003 Fair LMMI
Activity Title:	1003 Fair Street (Pohl)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Pohl Real Estate

Overall**Jul 1 thru Sep 30, 2014****To Date**

Total Projected Budget from All Sources	N/A	\$52,142.04
Total Budget	\$0.00	\$52,142.04
Total Obligated	\$0.00	\$52,142.04
Total Funds Drawdown	\$0.00	\$51,346.63
Program Funds Drawdown	\$0.00	\$47,486.58
Program Income Drawdown	\$0.00	\$3,860.05
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$51,346.63
Pohl Real Estate	\$0.00	\$51,346.63
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate and rent foreclosed properties for households at 120% AML.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

Pohl is continuing to market the final LMMI unit at this property. Many prospective tenants have been disqualified due to the submittal of incomplete application packages and no response to follow-up inquiries.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2
# of Multifamily Units	0	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	1/2	100.00
# Renter Households	0	0	0	0/0	1/0	1/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.110.220131844 (RHB) LH25

Activity Title: Pohl Real Estate

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Pohl Real Estate

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$493,795.82

Total Budget

\$746.00

\$493,795.82

Total Obligated

\$746.00

\$493,795.82

Total Funds Drawdown

\$20,250.83

\$493,795.82

Program Funds Drawdown

\$20,250.83

\$430,088.54

Program Income Drawdown

\$0.00

\$63,707.28

Program Income Received

\$0.00

\$5,099.83

Total Funds Expended

\$0.00

\$493,798.82

Pohl Real Estate

\$0.00

\$493,798.82

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

One (1) property (988 Allene Street) continues to be on the market for sale with continued interest from potential homebuyers who are over income. Pohl is now reviewing the possibility of a lease/purchase option for this property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/14
# of Singlefamily Units	0	8/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/0	0/0	8/14	100.00
# Renter Households	0	0	0	8/0	0/0	8/14	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.112.220131844 (RHB) 340 Holly LH25
Activity Title:	340 Holly Street (FCCALBA/Achor Center)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

Achor Center

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$698,595.20
Total Budget	\$0.00	\$698,595.20
Total Obligated	\$0.00	\$698,595.20
Total Funds Drawdown	\$162,800.86	\$511,907.21
Program Funds Drawdown	\$162,800.86	\$442,874.61
Program Income Drawdown	\$0.00	\$69,032.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$511,907.21
Achor Center	\$0.00	\$355,319.44
COA/Fulton County Land Bank Authority	\$0.00	\$156,587.77
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent a foreclosed and vacant multifamily property to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

The project sustained fire damage during this reporting period. APD is working with the insurance adjuster to determine salvageable items and claim value.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/12	0/0	0/12	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.112.220131844 (RHB) LH25

Activity Title: FCCALBA/Achor Center

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Achor Center

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$166,143.59

Total Budget

\$0.00

\$166,143.59

Total Obligated

\$0.00

\$166,143.59

Total Funds Drawdown

\$2,483.62

\$123,438.73

Program Funds Drawdown

\$2,483.62

\$75,291.53

Program Income Drawdown

\$0.00

\$48,147.20

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$123,438.73

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant multifamily properties and duplexes to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/2	0/0	1/2	100.00
# Renter Households	0	0	0	1/2	0/0	1/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.112.220131844 (RHB) LMMI

Activity Title: FCCALBA/Achor Center

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Achor Center

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$198,718.94

Total Budget

\$10,982.61

\$198,718.94

Total Obligated

\$10,982.61

\$198,718.94

Total Funds Drawdown

\$40,114.57

\$198,718.94

Program Funds Drawdown

\$40,114.57

\$194,057.79

Program Income Drawdown

\$0.00

\$4,661.15

Program Income Received

\$0.00

\$49,755.09

Total Funds Expended

\$0.00

\$184,521.34

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire, rehabilitate and rentor sell foreclosed units for households below 120% AMI

Location Description:

Areas of Greatest Need in the City Limits of Atlanta

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	1/1	100.00
# Renter Households	0	0	0	0/0	1/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.114.220131844 (RHB) LMMI

Activity Title: LBA Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$1,275,000.00

Total Budget

\$75,000.00

\$1,275,000.00

Total Obligated

\$150,247.43

\$1,275,000.00

Total Funds Drawdown

\$269,108.53

\$1,145,423.11

Program Funds Drawdown

\$0.00

\$784,737.64

Program Income Drawdown

\$269,108.53

\$360,685.47

Program Income Received

\$0.00

\$157,009.24

Total Funds Expended

\$0.00

\$1,145,423.11

COA/Fulton County Land Bank Authority

\$0.00

\$1,145,423.11

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

2829 Third Avenue - This property was awarded to REALG. The property was sold on August 24, 2014.

3136 Lovell - This property was awarded to NPI and was transferred from LBA to them on September 18, 2013. Rehabilitation was completed in the first quarter and sold on July 29, 2014.

2704 Lisa Drive - This property was awarded to ANDP and was transferred from LBA to them on January 16, 2014.

Rehabilitation is 99% complete. We are anticipating a sale of this property in the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/5



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/5
# of Singlefamily Units	0	4/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	4/6	25.00
# Owner Households	0	0	0	0/0	1/0	4/4	25.00
# Renter Households	0	0	0	0/0	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: 2008-NSP1-LBA / Land Banking

Grantee Activity Number:	25210408.114.220131844 (LBA) Lamar/Wadley
Activity Title:	Lamar/Wadley Project

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-LBA

Projected Start Date:

03/05/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

Jul 1 thru Sep 30, 2014

To Date



Total Projected Budget from All Sources	N/A	\$317,288.57
Total Budget	\$35,000.00	\$317,288.57
Total Obligated	\$35,050.43	\$317,288.57
Total Funds Drawdown	\$31,818.10	\$299,035.94
Program Funds Drawdown	\$31,818.10	\$297,745.94
Program Income Drawdown	\$0.00	\$1,290.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$293,466.63
COA/Fulton County Land Bank Authority	\$0.00	\$293,466.63
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquire and maintain foreclosed multifamily projects in areas of greatest need

Location Description:

Areas of Greatest Need in the City Limits of Atlanta

Activity Progress Narrative:

The Fulton County/City of Atlanta Land Bank Authority (LBA) continued maintenance and holding of this multifamily property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/40
# of Multifamily Units	0	0/40

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	25210408.114.220131844 (LBAD)
Activity Title:	Land Bank Authority Disposition

Activity Category:

Land Banking - Disposition (NSP Only)

Project Number:

2008-NSP1-LBA

Projected Start Date:

03/05/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

03/04/2013

Completed Activity Actual End Date:**Responsible Organization:**

COA/Fulton County Land Bank Authority

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2014**

N/A

To Date

\$399,523.16

Total Budget

\$90,000.00

\$399,523.16

Total Obligated

\$90,000.00

\$399,523.16

Total Funds Drawdown

\$88,828.14

\$361,369.12

Program Funds Drawdown

\$88,828.14

\$357,077.68

Program Income Drawdown

\$0.00

\$4,291.44

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$359,765.61

COA/Fulton County Land Bank Authority

\$0.00

\$359,765.61

Match Contributed

\$0.00

\$0.00

Activity Description:

To landbank and maintain foreclosed vacant properties for future development.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

The Fulton County/City of Atlanta Land Bank Authority (LBA) continued maintenance and holding of the various single family properties. It is anticipated that two (2) or more properties will be put out to bid in the next developer bid phase.

The City of Atlanta utilized HOME funds for rehabilitation in conjunction with the NSP1 funding received for acquisition for the following properties:

1000 Hubbard Street; 1006 Hubbard Street; 902 McDaniel Street; 803 Humphries Street; 790 Humphries Street; 806 Humphries Street; 1133 Windsor Street; 1153 Garibaldi Street; 1058 Hubbard Street;

All of the properties are located in the Pittsburgh neighborhood and the HOME funds have been awarded to the Pittsburgh Community Improvement Association (PCIA). Due to a reevaluation of the City's environmental review process, the rehabilitation of five (5) of these properties (790 Humphries, 806 Humphries, 1133 Windsor, 1153 Garibaldi, 1058 Hubbard) have been significantly delayed. It is likely that construction will not begin until the next quarter. The remaining properties will be advertised for rental with occupation expected in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/31

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: 2008-NSP1-REDV / Redevelopment

Grantee Activity Number: 25210408.106.220131844 (RDVR) LMMI

Activity Title: Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Real Estate Alliance Partners

Overall

Jul 1 thru Sep 30, 2014

To Date



Total Projected Budget from All Sources	N/A	\$290,605.19
Total Budget	\$0.00	\$290,605.19
Total Obligated	\$0.00	\$290,605.19
Total Funds Drawdown	\$0.00	\$290,605.19
Program Funds Drawdown	\$0.00	\$210,391.40
Program Income Drawdown	\$0.00	\$80,213.79
Program Income Received	\$3,891.36	\$5,837.04
Total Funds Expended	\$0.00	\$290,605.18
Real Estate Alliance Partners	\$0.00	\$290,605.18
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

To acquire, rehabilitate, and sell or lease purchase foreclosed and vacant single family properties to households below or at 120% of the AMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	2/0	4/4	100.00
# Renter Households	0	0	0	2/0	2/0	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.114.220131844 (RDVA)
Activity Title:	COA/Fulton County Land Bank Authority

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:**Responsible Organization:**

COA/Fulton County Land Bank Authority

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2014**

N/A

To Date

\$651,704.33

Total Budget

\$90,000.00

\$651,704.33

Total Obligated

\$90,000.00

\$651,704.33

Total Funds Drawdown

\$82,519.06

\$465,757.45

Program Funds Drawdown

\$76,359.82

\$459,048.21

Program Income Drawdown

\$6,159.24

\$6,709.24

Program Income Received

\$0.00

\$121,176.65

Total Funds Expended

\$0.00

\$477,243.63

COA/Fulton County Land Bank Authority

\$0.00

\$477,243.63

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire, rehab or construct vacant housing units for sale or for rent for household at 120% AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

The Fulton County/City of Atlanta Land Bank Authority (LBA) continued the maintenance and holding on 506 Mary Street, 1018 McDaniel Street, 767 Welch Street, 515 Dunbar Avenue, and 991 Crew Street. The LBA and City of Atlanta conducted an evaluation of the properties to determine which properties would be put out for bid in the upcoming developer pool. Two (2) properties were determined to be ready for disposition and development.

1515 Westwood was awarded to REALG on January 10, 2014. We are anticipating a start of rehabilitation in the next reporting period following the environmental clearance.

2911 Mockingbird Lane was awarded to NPI and transferred from LBA on January 21, 2014. Rehabilitation is 95% complete. We are anticipating a sale of the property in the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/9
# of Singlefamily Units	0	2/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	2/9	50.00
# Owner Households	0	0	0	0/0	0/0	1/5	0.00
# Renter Households	0	0	0	0/0	1/0	1/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.114.220131844 (RDVA) 339 Holly LH25
Activity Title:	339 Holly Street (LBA)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:
Responsible Organization:

COA/Fulton County Land Bank Authority

Overall
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2014

N/A

To Date

\$57,360.44

Total Budget

\$0.00

\$57,360.44

Total Obligated

\$0.00

\$57,360.44

Total Funds Drawdown

\$0.00

\$3,062.77

Program Funds Drawdown

\$0.00

\$2,142.77

Program Income Drawdown

\$0.00

\$920.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$5,723.13

COA/Fulton County Land Bank Authority

\$0.00

\$5,723.13

Match Contributed

\$0.00

\$0.00

Activity Description:
Location Description:
Activity Progress Narrative:

The application for additional funds from Self Help was not approved and progress on the project stalled. The LBA is in the process of transferring ownership of this property back to the LBA and will undergo a bid process to award the property to another developer.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.114.220131844 (RDVA) 339 Holly LMMI
Activity Title:	339 Holly Street (LBA)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:**Responsible Organization:**

COA/Fulton County Land Bank Authority

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2014**

N/A

To Date

\$229,441.77

Total Budget

\$0.00

\$229,441.77

Total Obligated

\$0.00

\$229,441.77

Total Funds Drawdown

\$0.00

\$228,439.55

Program Funds Drawdown

\$0.00

\$224,960.55

Program Income Drawdown

\$0.00

\$3,479.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$230,352.47

COA/Fulton County Land Bank Authority

\$0.00

\$230,352.47

Match Contributed

\$0.00

\$0.00

Activity Description:

To acquire, rehab and rent a multifamily complex to households below 120% AMI

Location Description:

Areas of Greatest Need in the City Limits of Atlanta

Activity Progress Narrative:

The application for additional funds from Self Help was not approved and progress on the project stalled. The LBA is in the process of transferring ownership of this property back to the LBA and will undergo a bid process to award the property to another developer.

Accomplishments Performance Measures**No Accomplishments Performance Measures found.**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	9
Monitoring Visits	0	9
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	9